

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE VIRTUAL MEETING

In accordance with N.J.S.A 10:4-12, the “Open Public Meetings Act,” you are hereby notified of a Virtual Regular Meeting of the Jersey City Planning Board on the date and time of June 14th, 2022 at 5:30 pm.

ADVISORIES

This meeting will be conducted by electronic means in accordance with the “Senator Byron M. Baer Open Public Meetings Act” of 2020, which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103 and 107 declaring a “Public Health Emergency and State of Emergency” and directing residents to quarantine and practice social distancing.

No new matter involving an applicant will be started after 11PM. At 10PM the Board Chair will decide and advise applicants whether they will be heard. If an applicant cannot be heard because of the lateness of the hour, the matter will be carried over to the next regularly scheduled meeting with preservation of notice.

The Board Chair may change the order in which the agenda items are called.

VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS

The Jersey City Planning Board is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

If you wish to **participate** during the public comment portion of an agenda item, then you must:

- Join the meeting using Zoom: **<https://us02web.zoom.us/j/84195915845>**
- When the Public Comment portion of a case you wish to speak on is opened to the public, you as an attendee must then click the “raise hand” button in order to indicate to the Board Chair or Secretary that you wish to speak. If you called in, you may use *9 to raise your hand.
- After clicking “raise hand” listen for your name, phone number or other ID, given to you during login. Permissions to speak will be then granted to you and you must be sworn in before you can give comments.
- The Board will determine how long each commenter will speak, and when your time expires your microphone will be muted.
- You cannot participate in public comment unless you are attending the virtual meeting through Zoom.

You may also call in to access the meeting. All public users calling in must use +1 301 715 8592 or +1 312 626 6799, and Webinar ID: **841 9591 5845**

All microphones of public users will be muted, except as set forth above during the public comment portion of each agenda item. You can test out the functionality of Zoom, including speaker/microphone on your computer or other internet connected device at <https://zoom.us/test>. Any questions can be directed to the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@jcnj.org. Staff will not be available by phone or in the office during the virtual meeting. You can find more information available at jerseycitynj.gov/planning.

ACCESS DIGITAL PLANS AND APPLICATION MATERIALS

To access and download digital plans, agendas have hyperlinks to where you can find digital plans, reports and other materials for all applications to be presented. Within the agenda, click on a link for the case you wish to review. See links below. Alternatively, you can search by address or case number to review digital plans at the Jersey City Data Portal.

AGENDA

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff Case
5. Correspondence
6. **ADJOURNMENTS**

a. Case: P21-030

<https://data.jerseycitynj.gov/explore/dataset/p21-030-369-371-whiton-st/information/>

For: Preliminary and Final Major Site Plan with variances

Address: 369-371 Whiton Street

Applicant: 369-371 Whiton St., LLC

Attorney: Charles Harrington III Esq.

Review Planner: Matt Ward, PP, AICP

Block: 19001 Lot: 8

Zone: Lafayette Park Redevelopment Plan

Description: Proposed six story residential building with twenty dwelling units (two of which are affordable) and four parking spaces.

Variances: Rear yard setback, Max permitted height

Carried to June 28, 2022 meeting with preservation of notice

b. Case: P22-104

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-104-503-509-communipaw-avenue-2022/information/>

For: Administrative Amendment

Address: 503-509 Communipaw Avenue

Applicant: 503-509 Communipaw Ave, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Tanya R. Marione, PP, AICP

Block: 18703 Lot: 1 and 2

Zone: Neighborhood Commercial

Description: Proposed curb extensions along Arlington Avenue and Communipaw Avenue and planters/landscaping to cap the intersection prohibiting access from Arlington Street to Grand Street.

Carried to June 28, 2022 meeting with preservation of notice

7. OLD BUSINESS

a. Case: P22-074

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-074-16-front-street-2022/information/>

For: Three One-Year Extensions

Address: 16 Front Street

Applicant: 16 Front Street Properties, LLC

Attorney: Gary Grant, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 12303 Lot: 2

Zone: Journal Square 2060

Description: Three One-Year Extensions to a five story twenty-unit site.

b. Case: P22-023

<https://data.jerseycitynj.gov/explore/dataset/p22-023-622-628-summit-avenue-2022/information/>

For: Three (3) Year Site Plan Extension

Address: 622-628 Summit Avenue

Applicant: 626 Summit Ave LLC

Attorney: Charles J. Harrington III, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 6701 Lot: 21, 22, 23, 24

Zone: Journal Square 2060 (Zone 3: Commercial Center)

Description: The Applicant (626 Summit Ave LLC) is requesting to extend the land use approvals for a Preliminary and Final Major Site Plan with deviations obtained under Case No. P19-040 for a period of three (3) years.

c. Case: P22-076

<https://data.jerseycitynj.gov/explore/dataset/p22-076-201-erie-street-2022/information/>

For: One (1) Year Site Plan Extension

Address: 201 Erie Street

Applicant: HP Lincoln Urban Renewal LLC

Attorney: Francis X. Regan, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 8603 Lot: 3

Zone: Jersey Avenue Tenth Street Redevelopment Plan

Description: The Applicant (HP Lincoln Urban Renewal LLC) is requesting to extend the land use approvals for a Preliminary and Final Major Site Plan with Deviations obtained under Case No. P20-041 for a period of One (1) year.

8. NEW BUSINESS

9. Review and discussion of Kent Jackman as Certified Artists. Formal action may be taken

<https://data.jerseycitynj.gov/explore/dataset/review-and-discussion-of-kent-jackman-as-certified-artists/information/>

10. Case: P22-019

<https://data.jerseycitynj.gov/explore/dataset/p22-019-245-12th-street-or-planning-board/information/>

For: Preliminary and Final Major Site Plan with 'C' Variances

Address: 245 12th Street

Applicant: Yum & Chill Wen Holdings LLC

Attorney: Stephen Joseph

Review Planner: Liz Oppen, AICP

Block: 8603 Lot: 1

Zone: Jersey Avenue Tenth Street Redevelopment Plan | Commercial Strip District

Description: Demolition of existing car wash and convenience store; re-use of existing gas station with a new drive-through restaurant and convenience store.

Variances: Green Area Ratio (GAR), lot coverage

11. Case: P21-081

<https://data.jerseycitynj.gov/explore/dataset/p21-081-743-grand-street-or-planning-board/information/>

For: Preliminary and Final Major Site Plan with 'C' Variances

Address: 743 Grand Street

Applicant: Grand-Harmon LLC

Attorney: Stephen Joseph

Review Planner: Liz Oppen, AICP

Block: 17201 Lot: 1

Zone: NC

Description: New 5-story mixed use building with ground floor commercial and 16 units above

Variances: Rear yard setback

12. Case: P21-106

<https://data.jerseycitynj.gov/explore/dataset/p21-106-99-monitor-st/information/>

For: Preliminary and Final Major Site Plan

Address: 99 Monitor Street

Applicant: FDAD Maple LLC

Attorney: John J. Curley Esq.

Review Planner: Matt Ward, PP, AICP

Block: 19003 Lots: 1-7

Zone: Morris Canal Redevelopment Plan

Description: Proposed six-story mixed use building with 87 dwelling units (5 of which are affordable), 8,190 square feet of ground floor retail, and 16 off-street parking spaces.

13. Case: P21-105

<https://data.jerseycitynj.gov/explore/dataset/p21-105-89-monitor-st/information/>

For: Final Major Site Plan Amendment

Address: 89 Monitor St

Applicant: FDAD Maple LLC

Attorney: John J. Curley Esq.

Review Planner: Matt Ward, PP, AICP

Block: 19003 Lot: 8.01

Zone: Morris Canal Redevelopment Plan

Description: Proposed amendments to floor plans, building entry, facades, railings, bulkhead plan, ground floor programming, reduction of parking to accommodate internal access to the adjacent building thereby reducing the amount of curbcuts needed.

14. Case: P22-025

<https://data.jerseycitynj.gov/explore/dataset/p22-025-436-central-ave-2022/information/>

For: Conditional Use

Address: 436 Central Ave

Applicant: 436 Central Ave., LLC

Attorney: Stephen Joseph

Review Planner: Francisco Espinoza

Block: 2202 Lot: 3

Zone: NC- Neighborhood Commercial

Description: Applicant is seeking a conditional use approval. The project is an interior alteration to an existing commercial tenant space. The space will be divided, and a new residential dwelling unit will be created at the rear of the building. Work is limited to the rear of the first floor only.

15. Case: P22-066

<https://data.jerseycitynj.gov/explore/dataset/p22-066-tidewater-basin-rdp-amendment/information/>

For: Review and discussion of proposed amendments to the Tidewater Basin Redevelopment Plan regarding the Historic Buffer Zone and the proposed Inclusionary Housing Overlay District. Formal Action may be taken.

Petitioned by: Sussex Street Associates, LLC

Authorized by City Council: Resolution 22-402

16. Review and discussion of proposed amendments to the signage regulations in the Journal Square 2060 Redevelopment Plan.

<https://data.jerseycitynj.gov/explore/dataset/jsq-2022-signage-regulations/information/>

17. Case: P21-047

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-047-481-487-communipaw-ave-2022/information/>

For: Minor Subdivision with “c” variances

Address: 481-487 Communipaw Avenue

Applicant: 481-487 Communipaw LLC

Attorney: Peter Cecinini, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 17206 Lot: 5

Zone: R-1

Description: Subdividing a 7,936 square foot lot into four new lots 5.01 (1,421 sq. Ft.), 5.02 (1,397 sq. Ft.), 5.03 (1,337 sq. Ft.), and 5.04 (2,720 sq. Ft.)

Variances: Lot coverage, size, width, depth, and maximum lot coverage/building coverage.

18. Case: P21-163

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-163-150-river-drive-2022/information/>

For: Preliminary Major Site Plan Approval and Minor Subdivision Approval

Address: 150 River Drive

Applicant: Newport Associates Development Company

Attorney: Elnardo J. Webster, II, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 7302 Lot: 3.11, 3.12, 3.16 and 3.05 (to become 3.05, 3.16, 3.17, 3.18 and 3.19)

Zone: Newport Redevelopment Plan

Description: A high-rise residential and mixed-use development, consisting of three multifamily residential towers, ground level retail, amenity space and open space. The East Tower shall consist of 571 units and approximately 6,800 square feet of retail space; the West Tower shall contain 363 units and the Central Tower shall consist of 180 units with approximately 12,500 square feet of retail space and parking facilities. The project will include 557 off-street parking spaces in a four-story parking garage, along with bicycle parking. The Applicant proposes to subdivide existing lots 3.11 and 3.12 and create new lots 3.17, 3.18 and 3.19.

19. Case: P22-016

<https://data.jerseycitynj.gov/explore/dataset/p22-016-100-fourteenth-street-2022/information/>

For: Minor Site Plan with “c” Variances

Address: 100 Fourteenth Street

Applicant: Target Corporation (c/o Matthew Flansburg)

Attorney: Ameer Farrell, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 7301 Lot: 1

Zone: Newport Redevelopment Plan

Description: Target is proposing to convert 32 standard parking stalls and 4 existing drive-up parking stalls (from project approved in 2020 P20-033) into 24 new drive-up parking with loading areas. Additionally, target is proposing 1 solar-powered, internally illuminated drive up beacon and 12 directional, double-sided post and panel signs to identify the location of the drive-up stalls to incoming traffic. Supplemental lightings updates are proposed within the drive-up area.

Variance: Proposed maximum lighting foot candles

20. Case: P22-021

<https://data.jerseycitynj.gov/explore/dataset/p22-021-54-cottage-street-2022/information/>

For: Minor Site Plan

Address: 54 Cottage Street

Applicant: Joann Bhatia

Attorney: Peter Cecinini, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 7902 Lot: 58

Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed-Use)

Description: Addition to an existing two (2) family home to create a four (4) story 6 dwelling unit building which will retain the existing façade. No variances are requested

21. Memorialization of Resolutions

22. Executive Session, as needed, to discuss litigation, personnel or other matters

23. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD